

**Subject:**

Ann Arbor's Draft Land Use Plan + Upcoming Library Fundraiser

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**From:** Jamie McDaniel Hodges**Sent:** Sunday, April 20, 2025 8:13 PM**To:** Planning <Planning@a2gov.org>**Subject:** Ann Arbor's Draft Land Use Plan + Upcoming Library Fundraiser

Hello,

I have drafted up some questions below. Will you point me in the right direction? I really think we need to look at history and builders'/Developers promises, City Council's goals, and Planning Commission's conflict of interest regarding making these sweeping changes to the Comprehensive Plan for Ann Arbor.

You of all people should understand that a citizen of Ann Arbor cannot keep up with all of the City Council and various commissions that take place. How many people are on your newsletter email list? When we met regarding Kensington Drive issues not once did you offer adding the residents of Kensington Drive to your newsletter email chain. So when you keep reminding us that we missed the memo and should have had a better idea what was going on - we get it. You don't need to keep repeating by publishing the numbers of people who completed the survey and pictures of the pop-ups. I admit I was clueless and only ask that you now include us now - yes we made mistakes and missed hearing about this important change.

Now you have my attention along with of a larger group of Ann Arbor residences and we have questions.

1. Who drafted the Residential District Part of the Comprehensive Plan? What changes did our Planning Commission make to the original submitted draft of the "Plan"? I do realize Ann Arbor is way past the reasonable time to update the Compressive Plan but if it has taken years to get to this point why can't you give us some time to digest and ask questions that will allow you to hear other opinions (three informational meetings with planning will not be enough). Will you be at the Malletts Creek Library event? I do know there is money to be made by many if this plan is approved. The Planning Commission alone is affiliated in some ways to builders who will be profiting from this change. We have already seen the donations that DTE and some big (and small) builders have made to every City Council person sitting at the table now.

2. What percent of Community engagement is required for Planning/City Council to determine they are getting the information out to the citizens of Ann Arbor? What percentage of community engagement have to be citizens of Ann Arbor? How many times can an individual fill out or sign that they have provided either a signature or filled out the online survey through the City of Ann Arbor's website? Do you have these numbers to share?

3. As you state the zoning will come later. Would you explain when and how the zoning changes will happen. Will the City's Consultants that drafted this Comprehensive Plan be part of this process? Once zoning is written and approved after approval of the Comprehensive Plan, as written, builders will build as they are allowed in all zoning districts to start developing/building per new zoning. If they meet the zoning standard they can build.

All the years of Ann Arbor voting in favor of new projects for affordable housing and we still don't have affordable housing.. What happened to all the money we paid, in taxes, throughout the years to correct the wrong it failed so miserably?

4. Ann Arbor has A2Zero goals. As far as I can tell you are ignoring some of these goals (TC1 - Second Downtown) by paying for parking structures that you have always said are not the answers. Why are you taking our principles for clean energy off the table in order for a builder to make a second Ann Arbor city? Is it because TC1 had no developers/builders rushing into building with the climate goals you aspired to? If it happens at TC1 zoning, my concern is, it will happen in the new residential districts. Progress means more than additional tax revenue. We need to commit to our planet and be as climate friendly as possible. So a builder won't build unless they are allowed natural gas hookup or off-street parking. You are letting this happen and we all sit back and say "how will this be any different in the Residential and Flex plans"? We need to take a step back and see if the new TC1 works for Ann Arbor, as promoted and planned, or will it fail as we bend to developerpors and builders demands.

5. What is the time frame from approval of the Comprehensive Plan to changes to the zoning laws in Ann Arbor? What checks and balances are built into the plan? Are there climate regulations that have to be met? Repercussions if they are not met?

6. What are restrictions to A2Zero for the new zoning? Is A2Zero written into our new Comprehensive Plan? How is it written? Will natural gas be allowed? Parking structures? If a developer builds in the new residential zoning district what are the climate laws they have to follow?

I have seen too many goals promised by developers and not met and that is a very big concern that keeps me up at night. I just want the city to be accountable for their actions and treat its citizens as citizens and not NIMBY people. This is not acceptable. My neighborhood could be changed dramatically and I just want for home values to remain stable and the developers and builders be held accountable to follow the letter of the zoning laws (whatever that will be) in regards to Z2Zero goals.

My house is right next to Industrial Hwy. so I am happy to be living and owning a small home in Ann Arbor - I just want accountability. I want to be able to live in my home for years to come and hope that all decisions have all citizens of Ann Arbor at the forefront of City Council and Planning Commission minds. Developers are in the business of making money. If we hold true to A2Zero will they come?

Thanks and remember to live kindly.

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On Sat, Apr 12, 2025 at 1:04 PM Dharma Akmon <[info+committee-to-elect-dharma-akmon-info@email.actionnetwork.org](mailto:info+committee-to-elect-dharma-akmon-info@email.actionnetwork.org)> wrote:

*Welcome to my council newsletter! I send this out before each meeting to share what City Council is working on. To reach out about city issues or with questions, please email me at [DAkmon@a2gov.org](mailto:DAkmon@a2gov.org).*

Dear neighbors,

The city has just released the Draft of Ann Arbor's new Comprehensive Land Use Plan. This plan will guide how our city grows over the coming decades—how we plan for housing, transportation, and infrastructure—and it reflects values many of us share: affordability, sustainability, and equity.

You can read the plan and find more information here:  
<https://engage.a2gov.org/comprehensive-land-use-plan>

The land use plan doesn't change zoning. That comes later. But it does lay out a vision and direction. If we want to stabilize housing costs, make room for more neighbors, and stop middle-income folks from being priced out of Ann Arbor, then we have to plan for more homes. This plan is a step in that direction.

If you've already shared your voice in this process—thank you. If this is new to you, welcome. There's still time to get involved.

### Open Houses

Stop by any time during the hours below to learn more about the plan and share your feedback: **Thursday, April 24, 3–7 p.m.**

Westgate Library – 2503 Jackson Ave

- **Wednesday, April 30, 3–7 p.m.**  
Malletts Creek Library – 3090 E Eisenhower Parkway
- **Wednesday, May 7, 3–7 p.m.**  
Traverwood Library – 3333 Traverwood Dr

More events are expected to be added. The Planning Commission will review the plan at its April and May meetings. City Council is scheduled to consider the final plan in November.

If you have questions or feedback, I'd love to hear from you:

[dakmon@a2gov.org](mailto:dakmon@a2gov.org)

### **Did You Know?**

Ann Arbor's housing market is extremely tight. Vacancy rates are well below what's considered healthy—just 1.1% for owner-occupied housing and 3.1% for rentals. A healthy market typically has vacancy rates of 5–8%. That lack of available housing puts pressure on prices. In 2023, the average rent in Ann Arbor was \$2,399. According to Realtor.com, in February 2025, the median listing home price in Ann Arbor, MI was \$600K, trending up 6.8% year-over-year. The median listing home price per square foot was \$273. The median home sold price was \$511.6K.

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**Fundraiser: Support a New Downtown Library + Housing + Public Space** In the midst of federal cuts to social services, it's more important than ever to support public institutions like our library.

Ann Arbor's downtown library is at the end of its useful life. This August, a "yes" vote on Proposals A and B would allow the AADL to purchase the city-owned library lot to build a new, modern library—along with mixed-income housing, open public space, local retail, and more. There are no new taxes involved.

If you support this vision, please join us next Wednesday:

### **Fundraiser for Proposals A & B**

**Wednesday, April 16**

RSVP here: [actblue.com/donate/supportAADL](https://actblue.com/donate/supportAADL)

Any amount helps. Let's build a new library that will serve our community for decades to come.

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As always, thank you for being engaged.

-Dharma

### **My Past Newsletters**

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